

MINUTES OF THE SPECIAL MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

May 22, 2013

On May 22, 2013, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Vice Chair Richard Sullivan called the Special Meeting of the FCRHA to order at 7:00 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Elisabeth Lardner, Chairman
Richard C. Sullivan, Jr., Vice Chair
John Betts
Robert C. Carlson
Christopher Craig
Willard Jasper
Richard Kennedy
Albert J. McAloon
Robert Schwaninger
Rod Solomon

ABSENT

H. Charlen Kyle

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; Tom Fleetwood, Associate Director, Administration/FCRHA; Barbara Silberzahn, Director, Homeownership Division; Abdi Hamud, Chief, Homeownership and Relocation Services Division; Steve Knippler, Senior Program Manager, Administration Division; Charlene Fuhrman-Schulz, ADU Program Administrator, Design, Development and Construction Division (DDC); Russell Lee, Associate Director, Rental Services Division; Vin Rogers, Senior Program Manager, Rental Services Division; Mike Trent, Network Analyst, Information Systems and Services (ISS); and Peter Uhrmacher, Administrative Assistant. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy County Attorney; and Ryan Wolf and Om Jahagirdar, Assistant County Attorneys and FCRHA Counsel.

BRIEFINGS

- Status of Changes to the Housing Choice Voucher Program Related to Federal Budget Sequestration
- Update on FCRHA Moving to Work Designation

CLOSED SESSION

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for (i) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and (ii) consultation, pursuant to Virginia Code Section 2.2-3711(A)(7), with legal counsel pertaining to probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

The motion carried and the FCRHA went into Closed Session at 7:30 p.m. (Note: Commissioner Carlson arrived at the meeting during Closed Session.)

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A roll call vote was taken as follows:

| <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
|--------------------------------------|------------|-------------------|
| Elisabeth Lardner, Chairman | | Robert C. Carlson |
| Richard C. Sullivan, Jr., Vice Chair | | |
| John Betts | | |
| Christopher Craig | | |
| Willard Jasper | | |
| Richard Kennedy | | |
| Albert J. McAloon | | |
| Robert Schwaninger | | |
| Rod Solomon | | |

The motion carried by the commissioners present and Open Meeting resumed at 8:00 p.m.

RESOLUTIONS

1.

RESOLUTION NUMBER 25-13

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase Affordable Dwelling Unit (ADU) 4827 Green Duck Lane, Fairfax, Virginia 22033 (Springfield District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 4827 Green Duck Lane, Fairfax, Virginia 22033 at any price equal to or greater than \$263,500; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to coordinate with the owner(s) to ensure that any sale of the unit to a third party conforms to the requirements of the ADU program.

A motion was made by Commissioner Betts, seconded by Commissioner Schwaninger, to adopt Resolution Number 25-13. A vote was taken and the motion carried unanimously.

2.

RESOLUTION NUMBER 26-13

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase Affordable Dwelling Unit (ADU) Property at 6325 Demme Place, Springfield, Virginia 22150 (Lee District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 6325 Demme Place, Springfield, Virginia 22150 (the ADU) at any price equal to or greater than \$331,500; and

BE IT FURTHER RESOLVED that, should the ADU be sold at foreclosure on June 4, 2013 for an amount less than \$331,500, the FCRHA elects not to exercise its option to purchase the unit at such lower price; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to coordinate with the owner(s) to ensure that any sale of the unit to a third party conforms to the requirements of the ADU program, as discussed in Closed Session.

A motion was made by Commissioner McAloon, seconded by Commissioner Schwaninger, to adopt Resolution Number 26-13. A vote was taken and the motion carried unanimously.

DISCUSSION

A discussion was held regarding potential funding sources available to purchase Affordable Dwelling Units (ADUs) with expiring 15-year covenants. The FCRHA asked staff to develop an analysis of the Homeowner and Business Loan Program Fund (Fund 40360) and other funds to determine whether these resources or other funds can be identified for the potential purchase of ADUs with expiring covenants.

ADJOURNMENT

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adjourn the meeting. A vote was taken and the motion carried unanimously and the meeting adjourned at 8:06 p.m.

(Seal)

Elisabeth Lardner, Chairman

Paula C. Sampson, Assistant Secretary